



Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

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Celebrating Our 115th Anniversary
1899 – 2014

MEETING OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION

DATE: Wednesday, December 4, 2013 TIME: 7:00 P.M.
PLACE: JEROME CIVIC CENTER/ TOWN HALL, 600 CLARK STREET

Minutes

ITEM 1: CALL TO ORDER/ROLL CALL

Chair, Lance Schall called the meeting to order at 7:01 pm.

Roll call by Zoning Administrator Rebecca Borowski.

Commission Members present: Mike Parry, Leo Shakespeare, Lance Shall, and Sybil Melody.

Excused absence: Ellen Smith

Staff Members present: Rebecca Borowski, Zoning Administrator; Jennifer Shilling, Minute taker.

ITEM 2: APPROVAL OF MINUTES

Motion made by Commissioner Parry to approve the minutes of the Regular Meeting held on November 6, 2013. Second was made by Commissioner Melody. Motion carried unanimously.

ITEM 3: PETITIONS FROM THE PUBLIC – NONE

ITEM 4: REVIEW DRAFT ZONING ORDINANCE AMENDED DEFINITIONS FOR “BED AND BREAKFAST”, “HOTEL” and “BOARDING HOUSE” and NEW DEFINITION FOR “PROPRIETOR”

Staff has made revisions to the Draft Ordinance amending definitions for “Bed and Breakfast”, “Hotel”, “Boarding House” and “Proprietor” as directed by the Planning and Zoning Commission. The commission reviewed the revised Ordinance. Zoning Administrator, Rebecca Borowski, presented three options for definition of “proprietor”. Commissioners discussed each option. Commissioners approved the definition “A person who owns a business or a property.”

Doug Freund, Jerome Resident, read a statement opposing the draft ordinance. Commissioner Parry asked for clarity as to why Mr. Freund was opposing the draft ordinance. Mr. Freund explained his opposition and stated the changes in the Ordinance for a Bed and Breakfast is bad and would increase the density of use dramatically. Mr. Freund states that it’s not just a parking issue; it is an issue of the volume of traffic. Commissioner Schall stated that this would not be increasing the residential density. A typical family “could have” the same amount of people as a typical Bed and Breakfast. Commissioner Melody agreed, stating the main issue would be difficulty of enforcing a definition.

Commissioners also discussed Guest House vs. Dwelling and parking issues.

Motion made by Commissioner Melody to change Section 3, of the proposed Draft Ordinance, to state in Section 512.D.1.a to say “Boarding House or Bed and Breakfast.” Second was made by Commissioner Parry. Motion carried unanimously.



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Jerome Town Hall Located at 600 Clark Street, Jerome Civic Center

ITEM 5: FUTURE AGENDA ITEMS- Schedule a Public Hearing and prepare for recommendation to Town Council.

ADJOURN 8:25PM

ITEM 6: ADJOURNMENT

Motion made by Commissioner Schall to adjourn. Second was made by Commissioner Parry. **Motion** carried unanimously.

Respectfully submitted by Rebecca Borowski on the 8th day of January, 2014..

Approved: _____ Date: _____
Lance Schall, Planning and Zoning Chair

Attest: _____ Date: _____
Ellen Smith, Planning and Zoning Vice Chair